

UNIFIED LAND DEVELOPMENT CODE  
Chapter 2. Zoning  
Article 2.2. Conventional Zoning Districts  
Division 2.2.1. Open Space & Rural

**Section 2.2.1.3. Agriculture (AG)**

- (a) *Intent.* The purpose and intent of this district is to allow agriculture, very-low density residential, rural recreation, and other rural uses.
- (b) *Permitted Uses (P) and Structures:*
  - (1) Harvesting, cultivation, processing, and sale of crops grown on premises, including silviculture, aquaculture, and commercial citriculture.
  - (2) Dairy, grain, fruit, field crop, and vegetable production, cultivation and storage.
  - (3) Domestic animal breeding.
  - (4) Horse stable, barn, workshop, and other structures incidental to agricultural uses.
  - (5) Livestock breeding, training, and boarding.
  - (6) Raising of poultry.
  - (7) Plant nursery.
  - (8) Single-family detached.
  - (9) Cemetery, mausoleum.
  - (10) Emergency services.
  - (11) Community garden. (see Division 3.6.4. Community Garden)
  - (12) Fish and wildlife management area, nature preserve.
  - (13) Fish hatchery.
  - (14) Gamelands, public or private.
  - (15) Outdoor educational facility.
  - (16) Park, public or not-for-profit.
  - (17) Animal hospital, boarding facility. (see Division 3.6.2. Animal Hospital, Boarding Facility)
  - (18) Biofuel production, 5,000 gal per day or less. (see Division 3.6.3. Biofuel Production, Storage)
- (c) *Permitted Accessory Uses and Structures:* (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
  - (1) Stockpiling of fill.
  - (2) Conservation subdivision. (see Article 4.3. Conservation Subdivisions)
  - (3) Minor yard trash processing facility. (see Division 3.7.6. Debris and Waste Facilities)
  - (4) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
  - (5) Telecommunications facility, greater than 50 feet in height. (see Division 3.7.5. Communication Towers)
  - (6) Bed and breakfast, 1 or 2 bedrooms.
  - (7) Campground.

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- (8) Home occupation Type 1. (see Article 3.4. Home Occupations)
- (9) Housing for farm laborers.
- (10) Manufactured home (HUD), minimum requirement is Wind Zone 3.
- (11) Guest home (must meet density requirement).
- (e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- (f) *Special Exceptions (S)*: (For procedure see Division 1.1.5. Special Exceptions)
  - (1) Animal sanctuary, zoo.
  - (2) Concentrated animal feeding operation.
  - (3) Exotic animal breeding.
  - (4) Public building.
  - (5) Correctional facility.
  - (6) Composting facility. (see Division 3.6.6. Debris and Waste Facilities)
  - (7) Transfer station. (see Division 3.6.6. Debris and Waste Facilities)
  - (8) Airport.
  - (9) Heliport, helistop.
  - (10) Private landing field.
  - (11) Essential services.
  - (12) Power plant.
  - (13) Bed and breakfast, 3 or more bedrooms.
  - (14) Amphitheater.
  - (15) Clubhouse, community center.
  - (16) Place of worship. (see Division 3.7.4. Place of Worship)
  - (17) Motor sports track, venue.
  - (18) Recreation, outdoor.
  - (19) Farm equipment, supply.
  - (20) Lumberyard.
  - (21) Outdoor market or exhibition space. (see Division 3.6.9. Outdoor Retail Sales, Display, and Storage)
  - (22) Gas station with or without retail sales.
  - (23) Agricultural industrial activities, leather tanning, wool processing, meat curing.
  - (24) Animal and poultry slaughter, stockyards, rendering.
  - (25) Biofuel production, 15,000 gal per day or less. (see Division 3.7.3. Biofuel Production, Storage.)
  - (26) Biofuel production, more than 15,000 gal per day. (see Division 3.7.3. Biofuel Production, Storage)
  - (27) Dairy, grain, fruit, field crop, and vegetable processing.

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- (28) Fertilizer manufacturing.
- (29) Sawmill, machine shop.
- (30) Home occupation Type 2. (see Article 3.4. Home Occupations)
- (31) Such other uses as determined by the Zoning Official or his/her designee to be:
  - a. Appropriate by reasonable implication and intent of the district.
  - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
  - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

<b>AG</b>	
<b>Lot (min.)</b>	
Area (acres)	10
Width (ft.)	250
<b>Yards (min. ft.)</b>	
Front	40
Side	20
Rear	20
Abutting water	20
<b>Bulk (max.)</b>	
Lot Coverage	10%
Height (ft.)	38
Density (units/acres)	1 per 10 acres

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12. Waterfront Property.

- (h) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.
- (i) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.